

Torrens Documents required to go directly for transfer approval to the Examiner of Titles for Watonwan County are documents such as:

Trust Documents

Probate documents (PR's Deed or Decree)

Guardian or Conservator's Documents

Religious Corporation Documents

POA's and Affidavit by Attorney-in-Fact

Some miscellaneous documents also need Approval but are too numerous to list. Contact the Registrar of Titles (507-375-1216) or the Examiner of Titles office (507-375-3352) for verification.

Attached are the Instructions for obtaining Examiner's Certificate or Directive, Watonwan County Examiner of Titles Fees, and Contact Examiner of Titles.

Instructions for obtaining Examiner's Certificate or Directive:

1. Email a copy of the deed and related documents to Zachary Strom at the above email, and copy to his secretary, Amy Sagehorn, asagehorn@sundeolson.com, or fax to (507) 375-4483. You may also mail copies of your documents to the above address.
2. Send a \$175.00 check for the Examiner's fee to Sunde, Olson, Kircher & Zender, P.L.C. at 108 Armstrong Blvd. S PO Box 506, St. James, MN 56081. Along with your check please include a check payable to Watonwan County Recorder in the amount of \$46 for recording the certificate or directive. Our office will forward the examiner's directive and the check to the Registrar of Titles once everything has been completed.
3. The cost for a Certificate or Directive is typically \$175.00; however, the cost may be higher for matters which require additional research or are more complex. Please contact Zachary Strom at the above email or phone number to discuss specific inquires.

Watonwan County Examiner of Titles Fees:

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| Review and approval of newly issued Certificate of Title | \$45.00 |
| Prepare and issue Examiner's Certificate | \$175.00 |
| Research, prepare, and issue Examiner's Directive | \$200.00/hour |
| Prepare Formal Examiner's Report to the Court | \$600.00 minimum, \$200.00/hour for preparation |

Watonwan County Examiner of Titles

Zachary R. Strom

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Deputy Watonwan County Examiner of Titles

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